

MINUTES

STATE BUILDING COMMISSION MEETING

DECEMBER 12, 2002

The State Building Commission met this day at 10:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:20 a.m.	Department of Agriculture	Deputy Commissioner Mike Countess
10:21 a.m.	Tennessee Bureau of Investigation	Director Larry Wallace
10:23 a.m.	Department of Health	Assistant Commissioner Wendy Long
10:25 a.m.	Department of Correction	Commissioner Donal Campbell
10:35 a.m.	Department of Environment and Conservation	Deputy Commissioner Rick Sinclair
10:42 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
11:15 a.m.	Department of Finance and Administration	
11:49 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
Jimmy Naifeh, Speaker of the House of Representatives
C. Warren Neel, Commissioner, Department of Finance and Administration
Steve Adams, State Treasurer
Riley Darnell, Secretary of State
John G. Morgan, Comptroller of the Treasury

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Don Sundquist

Lieutenant Governor Wilder called the meeting to order at 10:20 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF AGRICULTURE

10:20 a.m.

Deputy Commissioner Mike Countess requested action on the following matter.

CAMPBELL COUNTY HEADQUARTERS, LAFOLLETTE, TENNESSEE

- 1) Approved a project to **Replace Office Trailer** at the Campbell County Headquarters in LaFollette, Tennessee.

Estimated Project Cost: \$47,000.00
SBC Project No. 100/001-01-02

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TENNESSEE BUREAU OF INVESTIGATION

10:21 a.m.

Director Larry Wallace requested action on the following matter.

TENNESSEE BUREAU OF INVESTIGATION, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Vehicle Storage Building** at the Tennessee Bureau of Investigation, Nashville, and the selection of McFarlin Huitt Parvini to design and supervise the project.

Estimated Project Cost: \$118,000.00
SBC Project No. 500/001-01-02

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DEPARTMENT OF HEALTH

10:23 a.m.

Dr. Wendy Long requested action on the following matter.

STATEWIDE

- 1) Dr. Long presented a request for approval of a revision in the estimated project cost from \$1,500,000.00 to \$3,320,000.00 (\$1,820,000.00 increase), approval to allocate funding for Phase 1 in the amount of \$1,500,000.00, and approval to fully plan the full project for **Bioterrorism Prevention and Response** at Department of Health facilities, statewide. After general discussion, Dr. Long's request was approved as presented.

Revised Estimated Project Cost:	\$3,320,000.00
Estimated Planning and Phase 1 Cost:	\$1,500,000.00
<i>SBC Project No.</i>	<i>400/000-01-02</i>

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DEPARTMENT OF CORRECTION

10:25 a.m.

Commissioner Donal Campbell requested action on the following matter.

NORTHEAST CORRECTIONAL COMPLEX, MOUNTAIN CITY, TENNESSEE

- 1) Commissioner Campbell brought up for discussion the proposed amended contract for **Water and Sewer Services** at Northeast Correctional Complex, Mountain City, Tennessee. He said that the purpose of this discussion was to explain the contract for information purposes. Mr. Fitts stated that he did not believe this contract required SBC approval because it was being executed as a part of the Department's operational budget. He explained that if the contract had been funded from the capital budget, it would have required SBC approval. He said he thought the SBC would want to be aware of this action by the Department and he had suggested it be brought forward for their information.

Comptroller Morgan stated that the issue was that it could be viewed as "bricks and mortar" another way. He said it is important that the SBC be aware that the State is participating in a capital project in this fashion, which is not the normal process. After discussion, the Commission accepted the report.

Lieutenant Governor Wilder made the comment that he thought the Department of Finance and Administration ought to look at the issue. He said, "it's nice to know that we can pay debt out of our budget without funding."

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:35 a.m.

Deputy Commissioner Rick Sinclair requested action on the following

HIWASSEE SCENIC RIVER & OCOEE RIVER STATE PARK, DELANO, TENNESSEE

- 1) Approved a request for a revision in funding from \$350,000.00 to \$415,000.00 (\$65,000.00 increase) of a project for **Visitors Center/Office** at Hiwassee Scenic River & Ocoee River State Park, Delano, and authorization to award a contract to B&W Contractors of Cleveland, Tennessee, in the amount of \$353,125.53, which includes the low base bid and Alternates 1, 2, & 3, based on bids received November 14, 2002.

Revised Estimated Project Cost: \$415,000.00
SBC Project No. 126/110-01-98

ROAN MOUNTAIN STATE PARK, ROAN MOUNTAIN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Construction of Boardwalk** at Roan Mountain State Park, Roan Mountain, Tennessee, with construction accomplished by force account labor and design approval by the State Architect's Office.

Estimated Project Cost: \$16,250.00
SBC Project No. 126/086-01-02

TIMS FORD STATE PARK, WINCHESTER, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Sewer Plant Replacement** at Tims Ford State Park, Winchester, and the selection of Littlejohn Engineering Associates to design and supervise the project.

Deputy Commissioner Sinclair commented that they have three sewer plants across the state that are failing and this project will help keep the Park from closing. Treasurer Adams stated that there cannot be any private use of this facility because there are bonds involved and that it was for State use only.

Estimated Project Cost: \$1,480,000.00
SBC Project No. 126/092-02-02

FALL CREEK FALLS STATE PARK, BLEDSOE/VAN BUREN COUNTIES, TENNESSEE

- 1) Deputy Commissioner Sinclair presented a request for approval of a revision in funding and acknowledgment of the source of funding from \$103,600.00 to \$118,600.00 (\$15,000.00 increase) of a project for **Replacement of Burned Cabin** at Fall Creeks Falls State Park, Bledsoe/Van Buren Counties, Tennessee. Treasurer Adams said he had a concern with regard to the insurance process and stated that they may need to study the issue. After further discussion, the request was approved as presented.

Revised Estimated Project Cost: \$118,600.00
SBC Project No. 126/036-01-02

DISCUSSION OF BIDS

- 1) **Cove Lake State Park**
(Pool Upgrade)
SBC Project No. 126/027-02-01
Bid date: 12/05/02
SBC Action: No action required

TENNESSEE BOARD OF REGENTS

10:42 a.m.

Vice Chancellor David Gregory requested action on the following matters.

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Speaker Naifeh made a motion to approve a request to preplan a project and acknowledgment of the source of funding for **VA#6 Forensic Pathology Renovation** for East Tennessee State University in Johnson City, and the selection of Ken Ross Architects / Community Tectonics LLC to plan the project, and authorization to proceed with Phase One. The motion passed and the request was approved without objection.

Estimated Project Cost: \$6,500,000.00
Estimated Planning and Phase One Cost: \$ 492,000.00
SBC Project No. 166/005-11-02

TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE, TENNESSEE

- 1) Approved a request to preplan a project and acknowledgment of the source of funding for **Nursing and Health Services Building** at Tennessee Technological University, Cookeville, and the selection of Maffett Stamps, Inc. / Everton Oglesby Askew, a joint venture, to plan the project, and authorization to proceed with Phase One.

Estimated Project Cost: \$16,995,000.00
Estimated Planning and Phase One Cost: \$ 2,730,000.00
SBC Project No. 166/011-03-02

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved the Early Design Phase of a project for **TOSHA Office Accommodations** at Middle Tennessee State University, Murfreesboro, as presented by Gobbell-Hays Partners.

Estimated Project Cost: \$700,000.00
SBC Project No. 166/009-08-99

NASHVILLE STATE TECHNICAL COMMUNITY COLLEGE, NASHVILLE, TENNESSEE

- 1) Vice Chancellor Gregory presented a request for approval of the Master Plan for Nashville State Technical Community College in Nashville as presented by CFP Group. Discussion ensued regarding the number and value of off site teaching centers. The general consensus was there needs to be access to such education without compromising the quality. The request was then approved by the Commission without objection.

Estimated Project Cost: \$40,000.00
SBC Project No. 166/034-01-00

DISCUSSION OF BIDS

- 1) **Austin Peay State University**
(Morgan University Center Redev)
SBC Project No. 166/003-05-96
Bid date: 12/11/02
SBC Action: No action required

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:15 a.m.

STATEWIDE

- 1) Larry Kirk presented a request for approval of the **MHDD/MR Facilities and Property Study** for all institutional sites, statewide, as presented by Johnson Johnson Crabtree. He distributed copies of the study to the Commission and stated that the study explores the highest and best use for the existing MHMR property, statewide, with recommendations for use and disposal of existing facilities and future institutional growth in conformance with current judicial oversight. Treasurer Adams said he thought they had previously talked about going away from these facilities and to have only one facility in East Tennessee. He said he had expected a much greater reduction. Larry Kirk commented that they need to maintain facilities in both locations. Ed Johnson commented that the studies conducted in the mid 90's concluded that they needed to be in only three locations. Commissioner Neel commented that the opinion is to keep a facility in each location. Mr. Johnson said that there are more people that need to be serviced in the community than in a State hospital. Comptroller Morgan commented that there is a need for an institutional setting for acute care for those that can't be placed in community centers. Mr. Kirk said that Hardeman County sees a new facility in Bolivar as an economic necessity as Western MHI is the second largest employer in the county and they would be willing to build a new facility and lease back to the State. Comptroller Morgan stated that, in order to protect accreditation at Western, the review team wanted to see a replacement plan by 2004 and work completed by 2007. David Johnson stated that there were some projects that need to be done in the interim to maintain the facility at Western, such as chiller replacement. Secretary Darnell asked if they considered having three campuses and consolidating 1500 patients. Ed Johnson responded that he did not believe that was the way to deliver mental health services. Commissioner Neel asked about environmental issues and Ed Johnson responded that that was one of the things to be checked off as you go.

Treasurer Adams began a discussion about Lakeshore. Mr. Kirk responded that the value of the land was about \$2 million; the cost for demolition/abatement was about \$2.7 million, and therefore was considered a wash. Lieutenant Governor Wilder stated that he established an adhoc committee to decide the fate of Arlington and that he wanted them to look at sister sites and similar facilities. Secretary Darnell said he believed the study was a good start and they had put a lot into it. The request was then approved as presented.

Estimated Project Cost: \$150,000.00
SBC Project No. 344/000-05-02

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$500,000.00 to \$800,000.00 (\$300,000.00 increase) of a project for **Direct Order Contact**, statewide.

Revised Estimated Project Cost: \$800,000.00
SBC Project No. 529/000-04-00

DISCUSSION OF BIDS

- 1) **Tennessee State Capitol**
(Security Improvements, Phase 2)
SBC Project No. 529/005
Bid date: 12/12/02
SBC Action: Bid date changed to 12/31/02; referred to Subcommittee, with authority, if any action was required

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on November 14, 2002.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **National Guard Armory – Humboldt**
(Roof Repairs)
Change Order No. 1
Change Order Amount: \$17,117.00
Change Order Percent: 15.4
Cumulative Percent 15.4
SBC Project No. 361/000-05-00
2. **Lakeshore Mental Health Institute**
(Replace Chiller at Baker Building)
Change Order No. 2
Change Order Amount: \$9,407.83
Change Order Percent: 11.12
Cumulative Percent 12.12
SBC Project No. 344/005-01-01
3. **University of Memphis**
(Brick Plaza & Pedestrian Mall)
Change Order No. 22
Change Order Amount: \$3,065.61
Change Order Percent: 0.15
Cumulative Percent 12.84
SBC Project No. 166/007-05-95
4. **Middle Tennessee State University**
(Development Office)
Change Order No. 6
Change Order Amount: \$955.95
Change Order Percent: .11
Cumulative Percent 15.29
SBC Project No. 166/009-06-98

5. **Walters State Community College**

(Life Sciences Building)

Change Order No. 8
Change Order Amount: \$21,391.51
Change Order Percent: 1.38
Cumulative Percent 15.26
SBC Project No. 166/023-01-98

6. **University of Memphis**

(Chillers, Phase 4)

Change Order No. 1
Change Order Amount: \$55,005.00
Change Order Percent: 15.67
Cumulative Percent 15.67
SBC Project No. 166/000-02-97

7. **Tennessee Technology Center at Paris**

(HVAC Controls Retrofit)

Change Order No. 1
Change Order Amount: \$9,920.00
Change Order Percent: 20.28
Cumulative Percent 20.28
SBC Project No. 166/079-01-02

8. **Tennessee State University**

(New Performing Arts Reno)

Change Order No. 44
Change Order Amount: \$27,862.11
Change Order Percent: .36
Cumulative Percent 10.04
SBC Project No. 166/001-04-96

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Sub-Committee meeting held on November 25, 2002.

DESIGNER SELECTION LIST

- 1) Approved the following designer selections as recommended.

1) **Roane State Community College**

(Campbell County Higher Education Center)

Estimated Project Cost: \$3,350,000.00


SBC Project No. 166/027-02-02

Designer: **UPLAND DESIGN GROUP**

- 2) **Department of Correction**
(Archaeological Testing Services)
Estimated Project Cost: \$60,000.00
SBC Project No. 140/001-04-02
Designer: **UNIVERSITY OF TENNESSEE**
- 3) **Tennessee Bureau of Investigation**
(Vehicle Storage Building)
Estimated Project Cost: \$118,000.00
SBC Project No. 500/001-01-02
Designer: **MCFARLIN HUITT PANVINI**
- 4) **Tims Ford State Park**
(Sewer Plant Replacement)
Estimated Project Cost: \$1,480,000.00
SBC Project No. 126/092-02-02
Designer: **LITTLEJOHN ENGINEERING ASSOCIATES**
- 5) **East Tennessee State University**
(VA#6 Forensic Pathology Renovation)
Estimated Project Cost: \$6,500,000.00
SBC Project No. 166/005-11-02
Designer: **KEN ROSS ARCHITECT / COMMUNITY TECTONICS, LLC**
- 6) **Tennessee Technological University**
(Nursing and Health Services Building)
Estimated Project Cost: \$16,995,000.00
SBC Project No. 166/011-03-02
Designer: **MAFFETT STAMPS, INC. / EVERTON OGLESBY ASKEW, a
joint venture**
- 7) **Department of Transportation**
(Giles County Weigh Scales)
SBC Project No. 243/020-02-02
Designer: **Change designer name from "THOMAS MILLER &
PARTNERS" to "CLINARD ENGINEERING ASSOCIATES, LLC"**

There being no further business, the meeting adjourned at 11:50 a.m.

APPROVED BY:

A handwritten signature in black ink, appearing to read "C. Warren Neel", is written over a horizontal line.

C. Warren Neel, Ph.D., Commissioner
Department of Finance and Administration